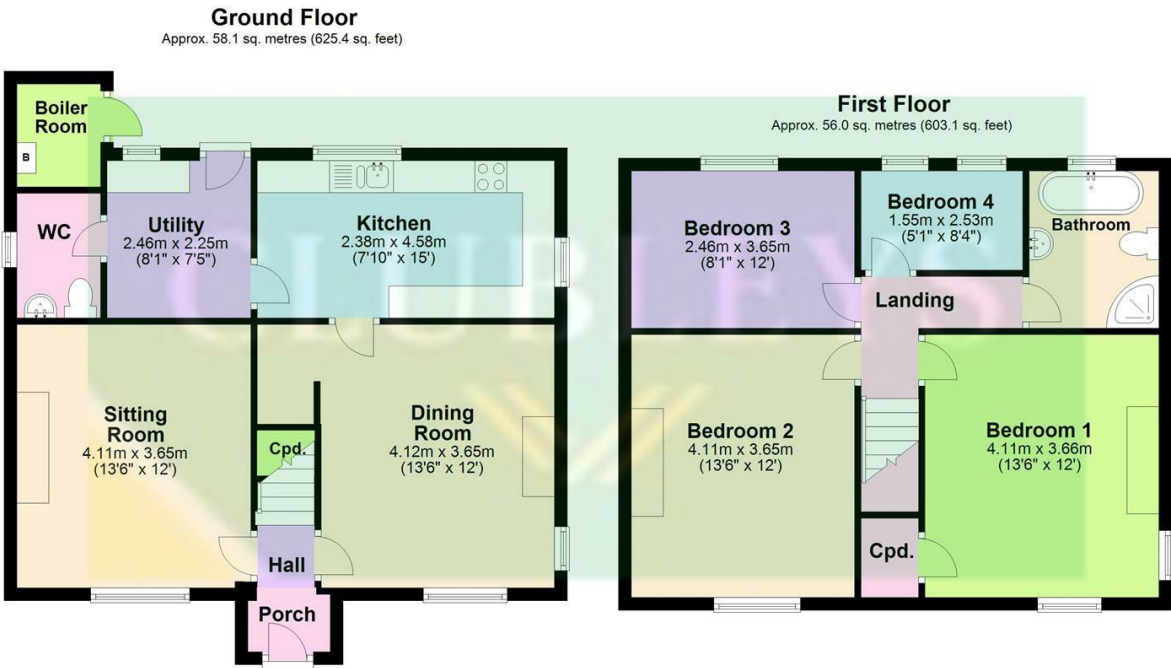


Rose Cottage, South Newbald Road,
North Newbald, YO43 4SX
£375,000



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

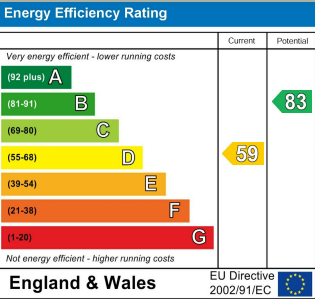
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

**** VIDEO TOUR **** Rose Cottage is a stunning double-fronted four-bedroom detached home set on a fantastic plot with gated access, a garage, and beautifully maintained gardens. Boasting spacious rooms, excellent storage, and two inviting reception areas, both with multi-fuel stoves, this characterful property perfectly blends period charm with modern efficiency. The well-equipped kitchen, utility room, and cloakroom complete the ground floor, while upstairs, four generous bedrooms and a family bathroom provide ample space. Outside, the front lawn is enclosed by a raised wall with a central gate, and side access leads to a driveway extending to the rear. The peaceful rear garden features paved seating areas, lush lawns, and an array of mature trees, flowers, and shrubs. With eco-friendly additions such as solar panels and an EV charge point, this exceptional home is energy-efficient, full of character, and not to be missed, book your viewing today!

Tenure: Freehold. East Riding of Yorkshire Council Band E.

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ZOOPLA

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, two radiators, dado rail, stairs to first floor.

SITTING ROOM

4.11m x 3.65m (13'5" x 11'11")

Multi fuel stove set on marble hearth, wooden surround, decorated beams, T.V. aerial point, radiator.

DINING ROOM

4.12m x 3.65m (13'6" x 11'11")

Multi fuel stove set on tiled hearth, wooden mantle, alcove area with understairs cupboard, wooden flooring, decorated beams, radiator.

KITCHEN

2.38m x 4.58m (7'9" x 15'0")

Fitted with a range of wall and base units, work surfaces, 1.5 bowl sink unit, eye level double oven, ceramic hob, extractor hood over, integrated fridge, integrated freezer, integrated dishwasher, plumbing for automatic washing machine, part tiled walls, under unit lighting, tiled floor, radiator,

UTILITY ROOM

2.46m x 2.25m (8'0" x 7'4")

Base units, work surfaces, integrated freezer, radiator, tiled floor, dado rail.

W.C.

Two piece suite comprising low flush W.C., wash hand basin, tiled splashback, chrome heated towel rail, tiled floor, dado rail.

FIRST FLOOR ACCOMMODATION

LANDING

Dado rail.

BEDROOM ONE

4.11m x 3.66m (13'5" x 12'0")

Fitted cupboard, radiator.

BEDROOM TWO

4.11m x 3.65m (13'5" x 11'11")

Access to loft space, radiator.

BEDROOM THREE

2.46m x 3.65m (8'0" x 11'11")

Dado rail, radiator.

BEDROOM FOUR

1.55m x 2.53m (5'1" x 8'3")

Radiator.

BATHROOM

Four piece suite comprising bath with step in shower cubicle, low flush W.C., wash hand basin set in vanity unit, fully tiled walls, chrome heated towel rail, extractor.

OUTSIDE

Outside, a raised wall with a central gate encloses the front lawned garden. Additional side access leads to a driveway that extends to the rear, providing entry to the detached garage. The rear garden is a serene haven, with paved seating areas, lush lawns, and a variety of mature trees, flowers, and shrubs.

BOILER ROOM

Floor standing oil fired central heating boiler.

GARAGE

Up and over door, power and light.

ADDITIONAL INFORMATION

Eco-friendly and energy-efficient features include an EV charge point and solar panels, offering a sustainable way to generate electricity.

SERVICES

Mains water, oil, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

